075.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,694,700 / 1,694,700
					USE VALUE:	1,694,700 / 1,694,700
					ASSESSED:	1,694,700 / 1,694,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TULI JAY & BINDI / TRUSTEES
Owner 2:	JAY TULI FAMILY TRUST
Owner 3:	BINDI TULI FAMILY TRUST
Street 1:	48 ROBIN HOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TULI JAY & BINDI -
Owner 2:	-
Street 1:	48 ROBIN HOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Clapboard Exterior and 3829 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	1,014,000	3,400	677,300	1,694,700
Total Card	0.172	1,014,000	3,400	677,300	1,694,700
Total Parcel	0.172	1,014,000	3,400	677,300	1,694,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.60 | /Parcel: 442.6

Legal Description

User Acct 47309

GIS Ref

GIS Ref

Insp Date 06/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 075.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,014,000	3400	7,500.	677,300	1,694,700	1,694,700	Year End Roll	12/18/2019
2019	101	FV	699,800	3400	7,500.	677,300	1,380,500	1,380,500	Year End Roll	1/3/2019
2018	101	FV	391,800	3400	7,500.	580,500	975,700	975,700	Year End Roll	12/20/2017
2017	101	FV	391,800	3400	7,500.	541,800	937,000	937,000	Year End Roll	1/3/2017
2016	101	FV	391,800	3400	7,500.	464,400	859,600	859,600	Year End	1/4/2016
2015	101	FV	376,400	3400	7,500.	416,000	795,800	795,800	Year End Roll	12/11/2014
2014	101	FV	283,600	3400	7,500.	385,100	672,100	672,100	Year End Roll	12/16/2013
2013	101	FV	283,600	3400	7,500.	367,200	654,200	654,200		12/13/2012

!6254!

PRINT

Date	Time
12/10/20	21:03:12

LAST REV

Date	Time
08/06/19	08:32:41
danam	
6254	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TULI JAY & BIND	71836-560	1	11/2/2018	Convenience	10	No	No		
RINES MARJORIE	63608-483		5/14/2014	Mult Lots	1,088,000	No	No		
	15262-543		10/1/1983		230,000	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2017	1472	New Buil	650,000	C				
10/23/2017	1403	Foundati	20,000	C				
10/19/2017	1390	Demoliti	25,000	C				
5/21/2014	480	Inter Fi	21,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	Permit Visit	DGM	D Mann
6/20/2018	Meas/Inspect	DGM	D Mann
6/20/2018	Permit Visit	DGM	D Mann
6/18/2014	Info Fm Prmt	PC	PHIL C
4/29/2009	Measured	189	PATRIOT
10/20/1999	Meas/Inspect	263	PATRIOT
7/29/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47309
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	1.29	4			View	50					677,250						677,300	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 677,250 | Spl Credit | Total: 677,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.92422301
Const Adj.:	0.99989998
Adj $ / SQ:	115.516
Other Features:	146342
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1024201
Depreciation:	10242
Depreciated Total:	1013959

COMMENTS

OF-SHOWER STALL IN BMT POOR SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	1

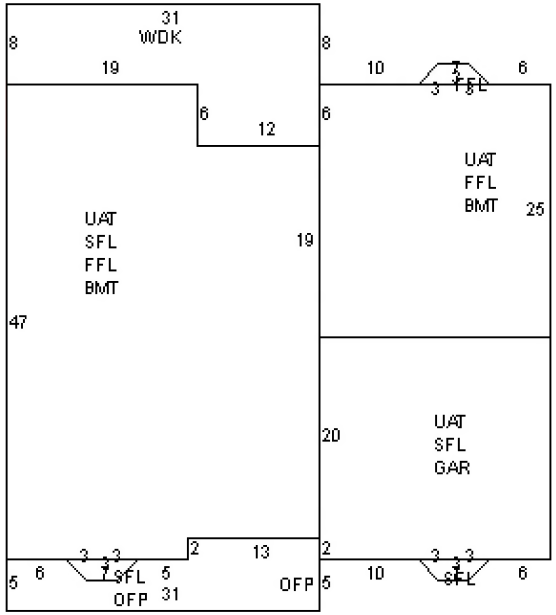
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.65
Special Features:	0	Val/Su Net:	137.40
Final Total:	1014000	Val/Su SzAd	264.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,944	115.520	224,564
BMT	Basement	1,934	34.650	67,023
SFL	Second Floor	1,885	115.520	217,748
UAT	Upper Attic	610	46.210	28,186
GAR	Garage	506	19.940	10,089
WDK	Deck	320	9.120	2,920
OFP	Open Porch	181	25.610	4,636

	Net Sketched Area:	7,380	Total:		
Size Ad	3829	Gross Are	27032	FinArea	3829

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

075.0-0002-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1920	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400